

**FRANKLIN TOWNSHIP YORK COUNTY
PLANNING COMMISSION (PC) REGULAR
MEETING MINUTES
February 13, 2024**

Present: Chair Richard Wisher, Fred Deluca, Dave Sprigg, Secretary Traci Kauffman, Engineer Phil Brath

Absent No one.

The February 13, 2024, Planning Commission (PC) Regular Meeting was called to order at 6:00 PM by Richard W. The meeting was held at 150 Century Lane, Dillsburg, PA. For visitors in attendance, please see the attached sign-in sheet.

The Pledge of Allegiance was led by Richard W. and Prayer by Dave S.

Approval of Minutes:

A motion was made by Fred D. to approve the regular PC Meeting Minutes of November 14, 2023. Second by Richard W. There was no discussion. The motion carried. Dave S. abstained due to not being present for that meeting.

A motion was made by Dave S. to approve the Reorg./Regular PC Meeting Minutes of January 9, 2024. Second by Fred D. There was no discussion. The motion carried.

The deadline for plan submission is February 20, 2024, for the next PC meeting on March 12, 2024.

Subdivision Plan Review:

Final Add-On Subdivision Plan - Jay L. & Vivian A. Knaub - 956 South Mountain Road. The purpose of this plan is to add proposed Lot 2 Add-on (0.390 acres) lands of Jay L. & Vivian A. Knaub (18.053 acres) to existing lands of Graham R. Shumaker (1.256 acres). The resulting lot for the Shumaker's is proposed as 1.646 acres and the Knaub's residual is proposed as 17.663 acres. The property is located along South Mountain Road near Sherwood Forest. Engineer Phil B. indicated this is a minor plan.

Ron Brown, Engineer from Group Hanover Inc. representing the residents of 956 South Mountain Road indicated that it is a land swap to increase the Knaub's land. The plan and the February 7, 2024 comment letter were reviewed by Engineer Phil B. and discussion ensued. The adjoining property owner letters were sent today and are provided in the meeting packet. Discussion ensued regarding several conditions to be met per Engineer Phil B.'s comment letter. The Township is requesting that the Deed of Consolidation be given to the Township to record at the courthouse. There are conditions from the York County Planning Commission's (YCPC) comment letter to be met. The letter is attached to the meeting packet. Discussion ensued.

A motion was made by Fred D. to recommend approval the Final Add-On Subdivision Plan - Jay L. & Vivian A. Knaub - 956 South Mountain Road and bring it before the Board of Supervisors providing all of the conditions from Engineer Phil B.'s comment letter of February 7, 2024 and YCPC's comment letter of January 25, 2024 are met. Second by Dave S. There was no discussion. The motion carried.

Final Subdivision Plan Lot 1 Spring Drive for Austin Miller – 129 Spring Drive, Lot 1. The owners propose the subdivision of a 22.13-acre Lot #1 into (3) lots. Lot 1 (residual) is to be 19.08 acres. Lot 1A is a 1.01-acre lot to be conveyed to adjacent existing Lot 4 (Gaffney) and consolidated. Lot

is to be 2.03 acres and will be a building lot. The property is located along the South Side of Spring Drive, immediately South of Chestnut Hill Road.

Rick Castranio of Alpha Consulting was present to represent his client Austin Miller. The plan proposes one new lot for a house and a lot to be added onto Mr. Gaffney's lot giving him 2.1 acres and the lot for the house would be 2 acres and the residual would be 19 acres. Engineer Phil B. discussed the plan provided. The pan handle was 50 feet and exceeded the Township ordinance so there are now two pan handles that are 25 feet each. Discussion ensued. Required frontages and flag lot requirements were discussed along with setbacks and the plan will be adjusted to provide the required width at the setback for the residual lot. The man-made steep slopes will be shown on the plan and there will be a rec. fee for the one new home, a sewer plan will need completed for DEP and a Deed of Consolidation will need to be provided. Discussion ensued.

A motion was made by Fred D. to recommend approval of the #1 waiver of the Maximum Plan Scale 1" -50" (section 306.A) listed in Engineer Phil B.'s comment letter of February 7, 2024. Second by Dave S. There was no discussion. The motion carried.

A motion was made by Fed D. to recommend approval of the #2 through 5 deferrals (under section V. -Waivers) listed in Engineer Phil Brath's letter dated January 7, 2024. Second by Dave S. There was no discussion. The motion carried.

A motion was made by Fred D. to recommend approval of the Final Subdivision Plan Lot 1 Spring Drive for Austin Miller – 129 Spring Drive, Lot 1. and bring it before the Board of Supervisors providing all of the conditions from Engineer Phil B.'s comment letter of February 7, 2024 and YCPC's comment letter of January 16, 2024 are met. Second by Dave S. There was no discussion. The motion carried.

Other Business – Timothy Lehmer of 145 Spring Drive inquired of the 129 Spring Drive property owned by Austin Miller and indicated the property was not being used as the zoning indicated. He was informed that the zoning was for Open Space and there were multiple uses allowed. He indicated that there were items being stored there (construction materials, equipment, junk trucks, etc...) that maybe should not be. He was informed that he could fill out a nuisance/complaint form and our zoning officer would check into what was being stored on the property.

Discussion of Zoning Amendments: Junk Yard Ordinance

There are multiple copies of the Junk Yard Ordinance, and some have been amended or repealed. The PC is requesting a codified version from Solicitor Bret Shaffer.

A motion was made by Dave S. to table the ordinance revisions and amendments until codified by Solicitor Shaffer. Second by Fred D. There was no discussion. The motion carried.

A motion was made by Dave S. to adjourn at 7:06pm. Second by Fred D. There was no discussion. The motion carried.

Respectfully submitted,

Traci R. Kauffman

Traci R. Kauffman
Secretary
Franklin Township